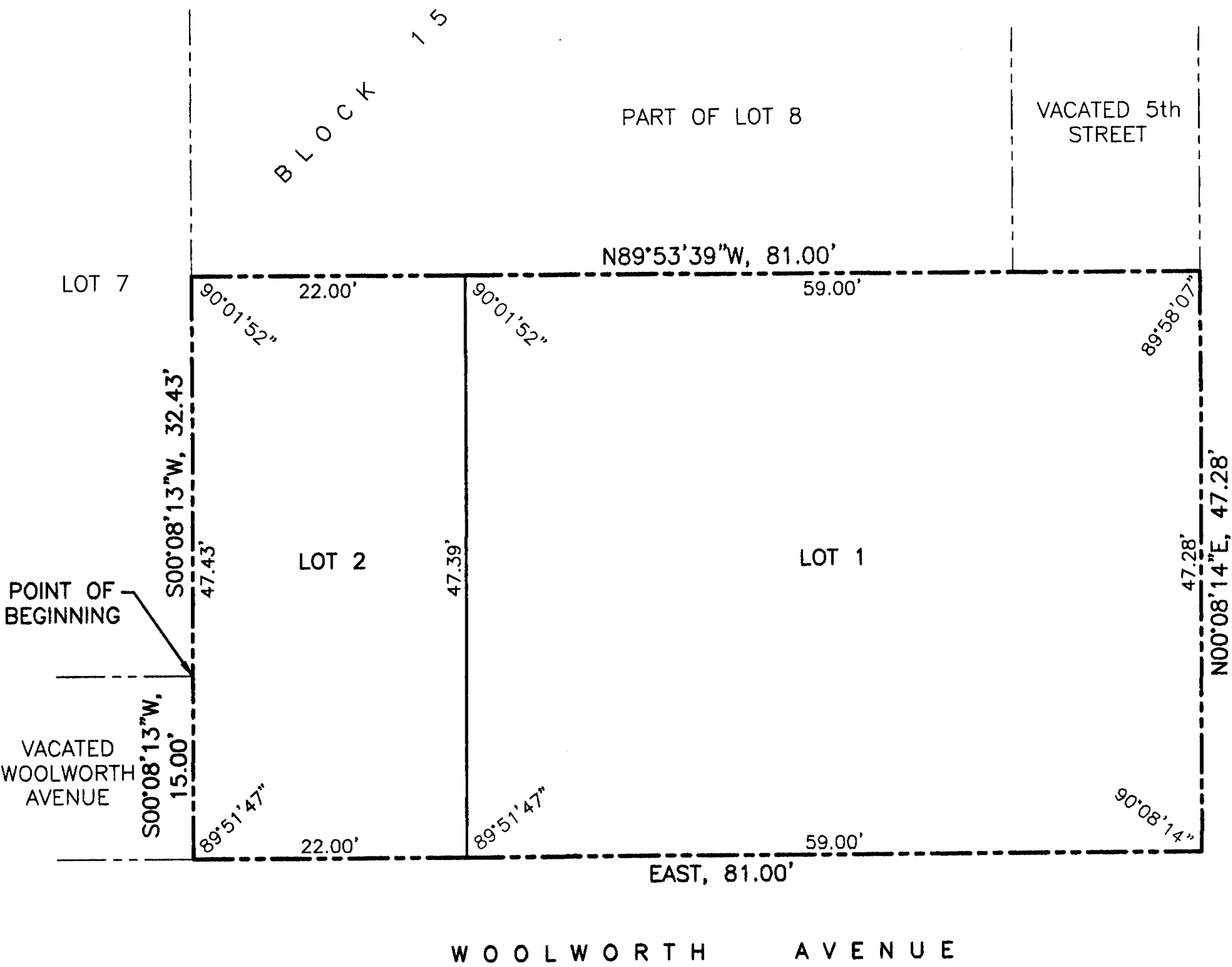


CREDIT FONCIER REPLAT 1

LOTS 1 AND 2

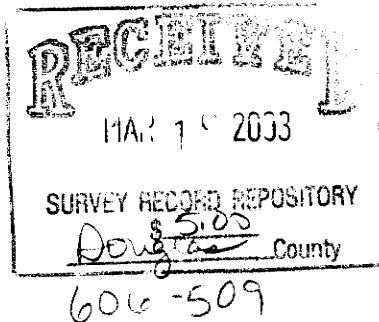
BEING A REPLATTING OF THE SOUTH 32.00 FEET OF LOT 8, BLOCK 15, CREDIT FONCIER, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH A 15.00 FOOT WIDE STRIP OF VACATED 5th STREET AND A 15.00 FOOT WIDE STRIP OF VACATED WOOLWORTH AVENUE.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS HAVE BEEN SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS CREDIT FONCIER REPLAT 1, LOTS 1 AND 2, BEING A REPLATTING OF THE SOUTH 32.00 FEET OF LOT 8, BLOCK 15, CREDIT FONCIER, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH A 15.00 FOOT WIDE STRIP OF VACATED 5th STREET AND A 15.00 FOOT WIDE STRIP OF VACATED WOOLWORTH AVENUE ADJOINING SAID PROPERTY ON THE EAST AND SOUTH, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID LOT 8; THENCE S00°08'13"W (ASSUMED BEARING) 15.00 FEET ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 8; THENCE EAST 81.00 FEET ON A LINE 15.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 8 AND ITS EASTERLY EXTENSION; THENCE N00°08'14"E 47.28 FEET ON A LINE 15.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 8 AND ITS SOUTHERLY EXTENSION TO THE NORTH LINE OF SAID SOUTH 32.00 FEET; THENCE N89°53'39"W 81.00 FEET ON THE NORTH LINE OF SAID SOUTH 32.00 FEET TO THE WEST LINE OF SAID LOT 8; THENCE S00°08'13"W 32.43 FEET ON THE WEST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.



JULY 11, 2002
DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, KEITH H. ROTHLSBERGER AND LINDA S. ROTHLSBERGER, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CREDIT FONCIER REPLAT 1, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

WHERE OCCUPIED BY AN EXISTING BUILDING OR OTHER PERMANENT FACILITY, THE EASEMENTS GRANTED IN THIS DEDICATION SHALL BE REDUCED TO THE DISTANCE BETWEEN THE EXISTING BUILDING OR FACILITY AND THE PROPERTY LINE.

KEITH H. ROTHLSBERGER

LINDA S. ROTHLSBERGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2002, BY KEITH H. ROTHLSBERGER AND LINDA S. ROTHLSBERGER, HUSBAND AND WIFE.

NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS _____ DAY OF _____, 2002.

DEPUTY

DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF CREDIT FONCIER REPLAT 1 ON THIS _____ DAY OF _____, 2002.

CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

DATE:

CITY ENGINEER BOOK: 02/26 PAGES:44&45

APPROVAL FOR OMAHA CITY PLANNING BOARD

THIS PLAT OF CREDIT FONCIER REPLAT 1 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS _____ DAY OF _____, 2002.

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF CREDIT FONCIER REPLAT 1 WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS _____ DAY OF _____, 2002.

MAYOR

PRESIDENT

CITY CLERK

REVIEW BY DOUGLAS COUNTY ENGINEER

THIS PLAT OF CREDIT FONCIER REPLAT 1 WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS _____ DAY OF _____, 2002.

DOUGLAS COUNTY ENGINEER

CREDIT FONCIER REPLAT 1

FINAL PLAT

THOMPSON, DRESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
TEL: (402)330-8860 FAX: (402)330-5666
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

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